

TECHNICAL MEMORANDUM 004
NYU CORE
CEQR No. 11DCP121M
ULURP No. C 120124 ZSM

In 2011-2012, New York University (NYU) sought a number of discretionary actions in connection with an expansion of its facilities at NYU's academic core (the "NYU Core" project) near Washington Square in Manhattan. NYU's proposal included the development of four new buildings in the area bounded by LaGuardia Place to the west, Mercer Street to the east, West Houston Street to the south, and West 3rd Street to the north (Development Area), with two new buildings on the superblock north of Bleecker Street (North Block) and two new buildings on the superblock south of Bleecker Street (South Block).

The New York City Planning Commission (CPC), acting as the lead agency for the environmental review of the NYU Core project (CEQR No. 11DCP121M), issued the Notice of Completion for the Final Environmental Impact Statement (FEIS) on May 25, 2012.

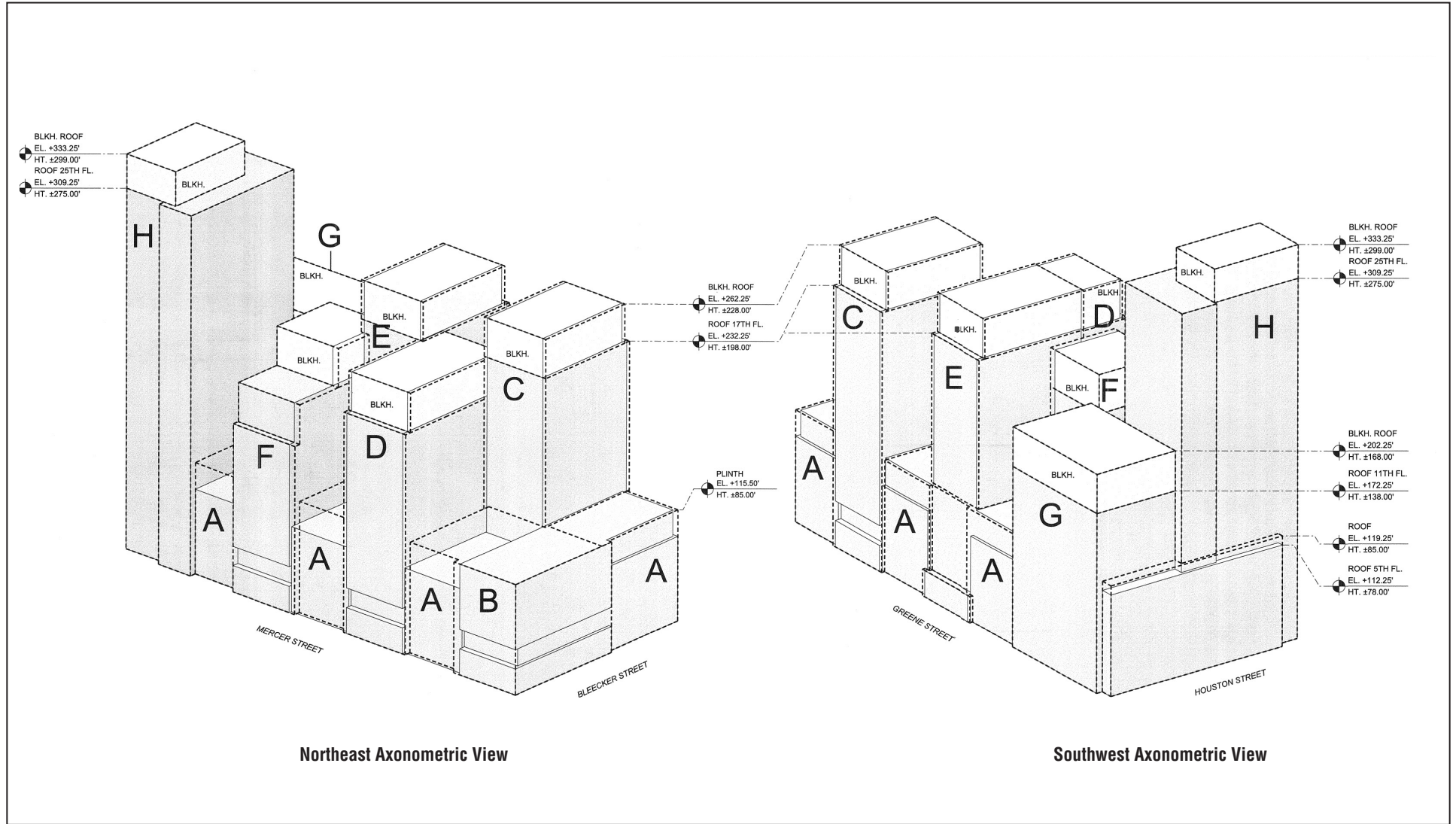
Following the publication of the 2012 FEIS, proposed modifications to the NYU Core project under consideration by the CPC were addressed in Tech Memo 001 (June 4, 2012), and modifications proposed by the New York City Council were addressed in Tech Memo 002 (July 20, 2012). Subsequently, Special Permit (C 120124 ZSM) was approved by CPC for the NYU Core project.

NYU is currently seeking approval from the New York City Planning Commission (CPC) for a modification (the Proposed Modification) to the building envelope of the 181 Mercer Street Building (referred to as the "Zipper Building" in the NYU Core project approvals) imposed by Special Permit (C 120124 ZSM). As per the 2012 approvals, the 181 Mercer Street Building's design includes a plinth ("A") rising to a height of approximately 85 feet, on top of which are six staggered tower components referred to as the "C" tower, "D" tower, "E" tower, "F" tower, "G" tower, and "H" tower (see **Figure 1**). Tech Memo 003, prepared in September 2017, presented an analysis of the Proposed Modification (relating principally to the "C," "E," "G," and "H" towers)—inclusive of substantial compliance changes made by NYU—and concluded that the modifications would not result in any significant adverse environmental impacts not already identified in the environmental review documents for the NYU Core project (Tech Memos 001 and 002).

This technical memorandum (Tech Memo 004) presents an adjustment to one of the substantial compliance changes considered in concert with the Proposed Modification in Tech Memo 003. Specifically, as described in Tech Memo 003, during building design and preconstruction planning, an elevator bulkhead at the east face of the "C" tower was added at the base of the tower to accommodate a circulation system that includes corridors, open stairs and associated elevators at the building perimeter. In response to public comments during Community Board review of the application (reflected in the analyses presented in Tech Memo 003), NYU has reduced the size of the elevator bulkhead by eliminating its northern portion (see **Figures 2, 3 and 4** [revised Figures 5, 9 and 10, respectively, from Tech Memo 003]). This adjustment would result in a minor reduction in bulk (420 square feet), and therefore would not have the potential to alter the findings presented in the FEIS and subsequent technical memoranda, including Tech Memo 003 findings with respect to shadows, urban design and visual resources, or neighborhood character. The adjustment would not alter the bulk of Tower C as viewed from the public realm,

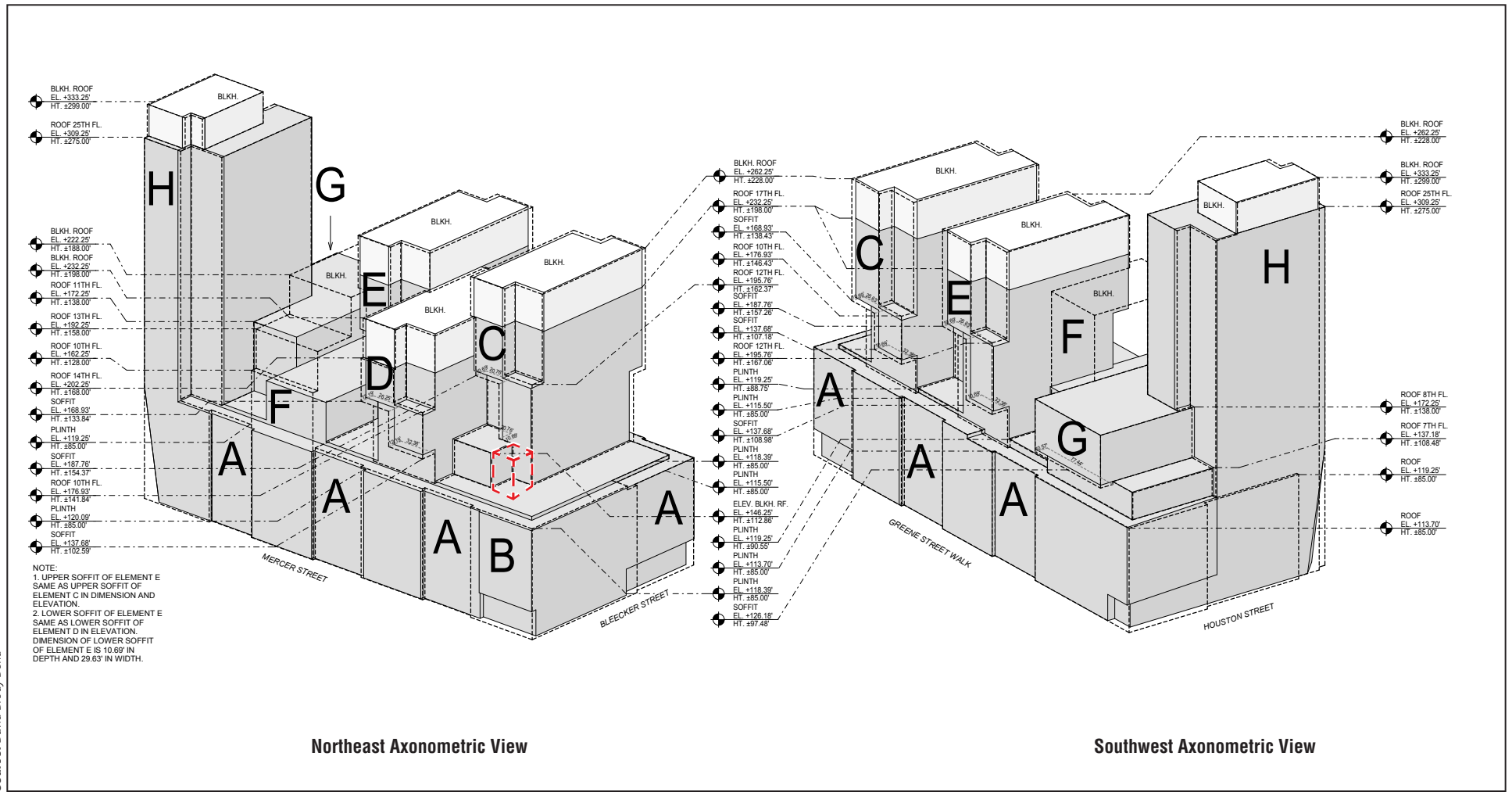
NYU Core

and would not have the potential to generate incremental shadow on any sun-sensitive resources. Overall, the reduction would not result in any significant adverse environmental impacts not already identified in the previous environmental review documents for the NYU Core project. *



181 Mercer Street Building
Illustrative Axonometric Views —
Approved Special Permit
Figure 1

Source: David Brody Bond

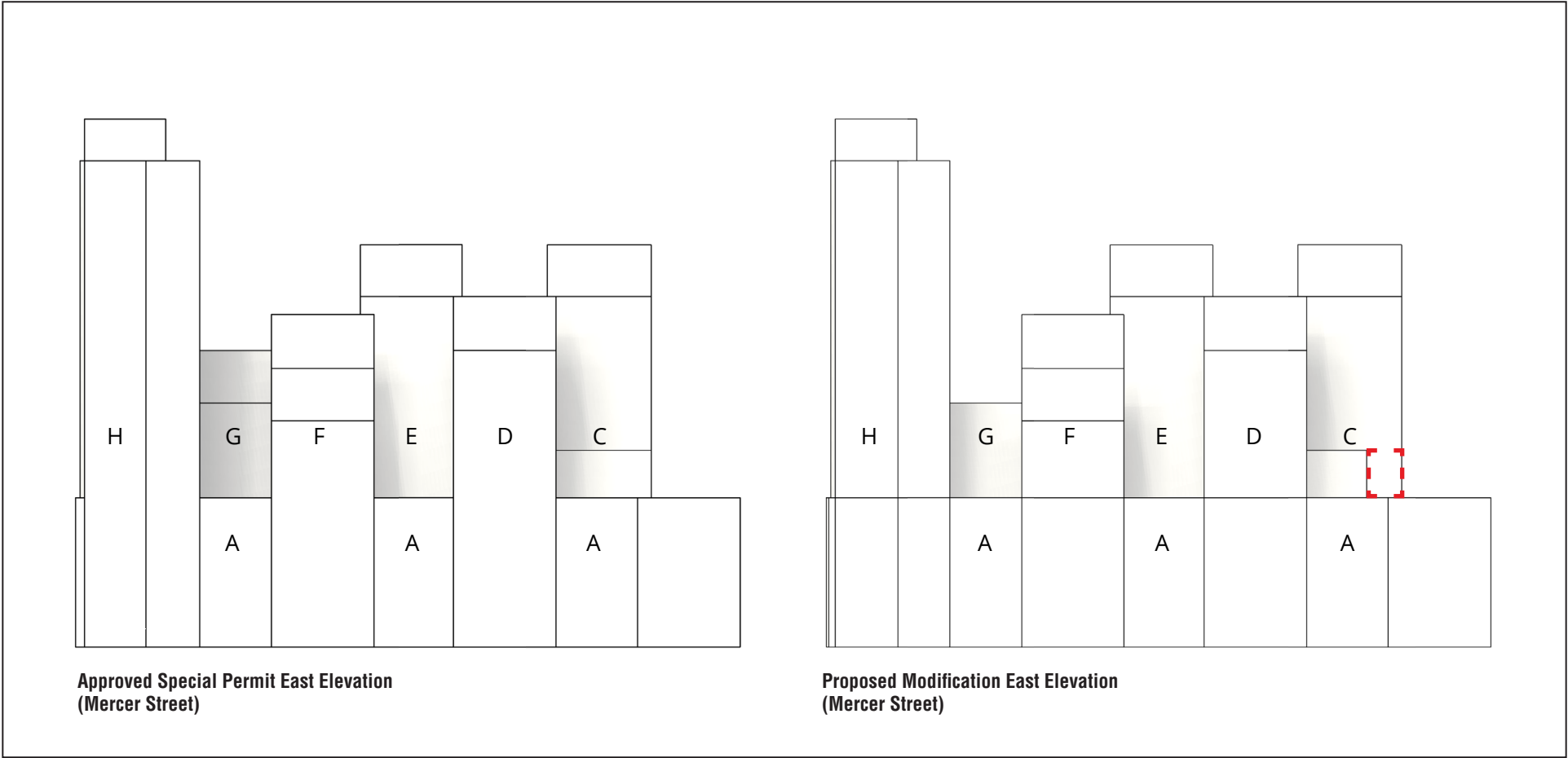


Northeast Axonometric View

Southwest Axonometric View

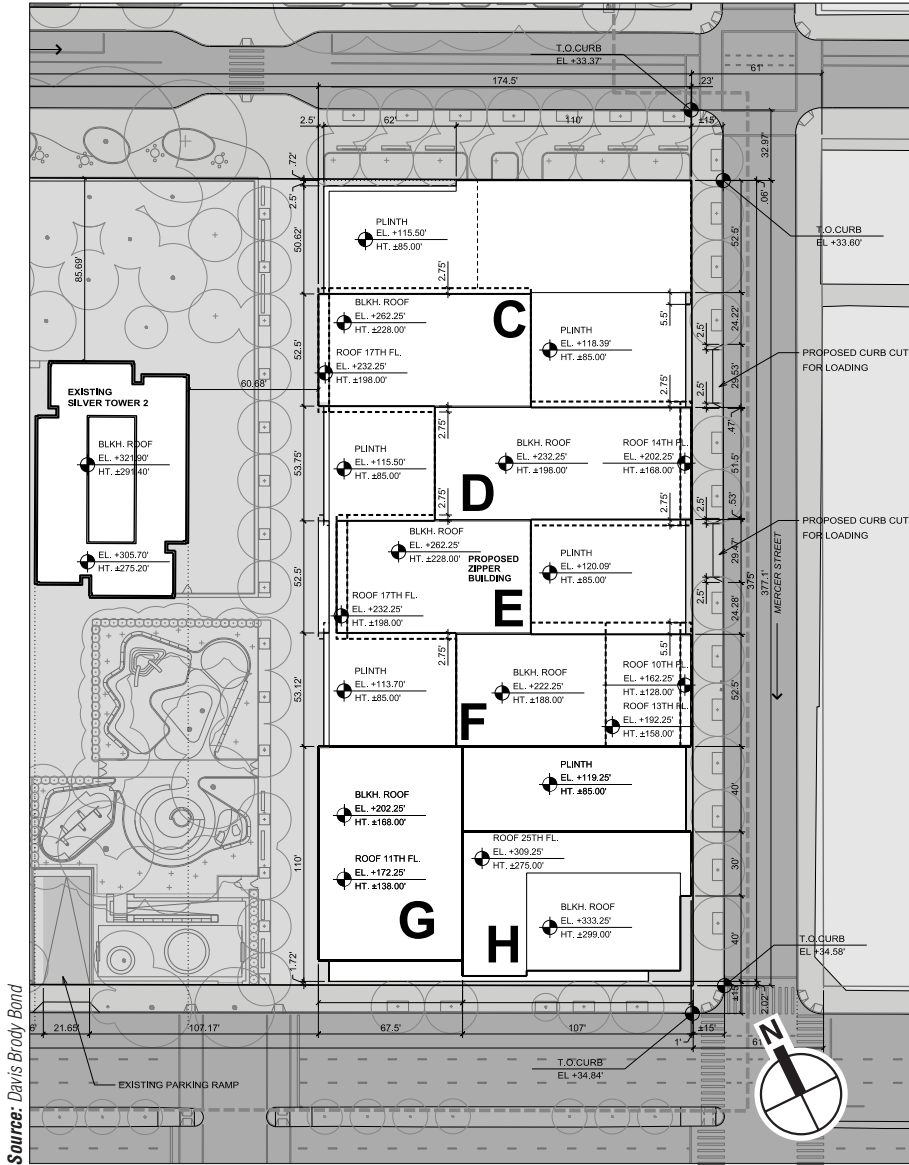
Illustrative Axonometric Views — Proposed Modification (Inclusive of Substantial Compliance Changes) (Tech Memo 003 Figure 5, as revised)

Source: David Brady Bond

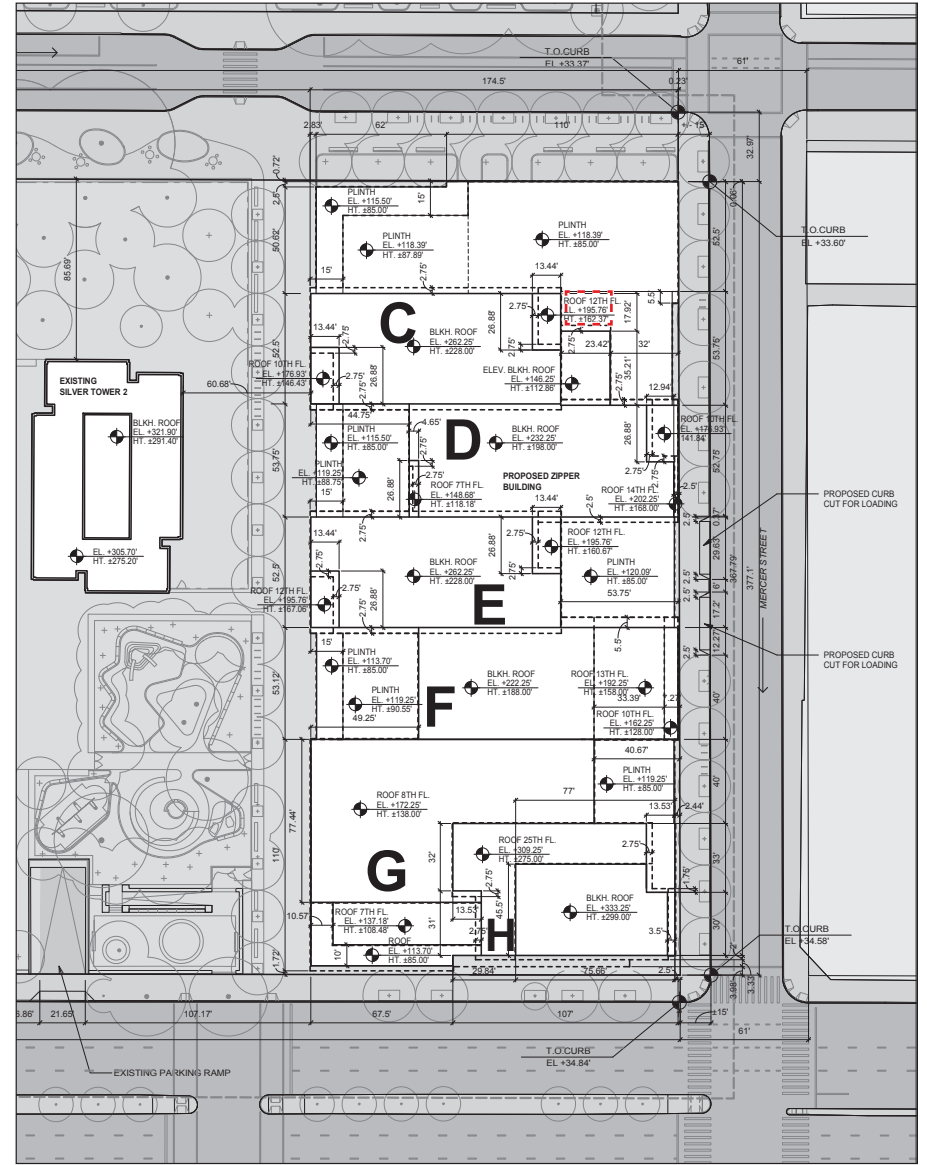


 PORTION OF ELEVATOR BULKHEAD REMOVED

181 Mercer Street Building Elevation Comparison
(Tech Memo 003 Figure 9, as revised)



Approved Special Permit Roof Plan



Proposed Modification Roof Plan
(Inclusive of Substantial Compliance Changes)

 PORTION OF ELEVATOR BULKHEAD REMOVED

Roof Plan Comparison
(Tech Memo 003 Figure 10, as revised)